

March 30, 2009

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123



TM 5401RPL<sup>3</sup>; ER 04-08-036

Attn: County Fire Marshal

Vista Fire Protection District  
Vista Fire Department  
600 Eucalyptus Ave  
Vista CA 92084

Attn: Vista Fire Marshal

**SUBJECT: FIRE PROTECTION PLAN – LETTER REPORT**  
**TM 5401** Kawano Subdivision  
Assessor Parcel Numbers 181-161-11-00, 181-260-14-00

This Fire Protection Plan (FPP) – Letter Report is being submitted as an evaluation, pursuant to Chapter 47 of the County Fire Code, of the adverse environmental effects that a proposed project may have from wildland fire and as mitigation of those impacts to ensure that the above referenced project does not unnecessarily expose people or structures to a significant risk of loss, injury or death involving wildland fires.

#### PROJECT DESCRIPTION

Subdivision of 10.27 acres into 8 residential lots, all gross one acre or larger; 0.69 to 1.73 net acres. (Zoning: RR1 Rural Residential 1 dwelling unit per acre)

#### ENVIRONMENTAL SETTING

1. **Location:** Project is in the rural easterly portion of the Vista community on land previously used for agricultural purposes, recently abandoned as a use, and subsequently cleared and graded. The project is located in the Vista Fire Protection

District, and is designated "Wildland Urban Interface" and "SRA State Responsibility Area".

2. **Topography:** Project is relatively flat over most of the property, with moderate slope in the north end, increasing to an average slope of over 25 %
3. **Geology:** No significant geological features that might affect wildfire.
4. **Flammable Vegetation:** The site has been recently cleared, and is surrounded by established residential infill on the west, north and east sides. A major collector road forms the southern boundary. Across the road (further south) is Buena Creek, a flowing stream and riparian area. Wildland vegetation is located further south, east and north at a distance.
5. **Climate:** Coastal influence, west sloping valley subject to Santa Ana wind events.

### PROJECT EXPOSURE TO WILDLAND FIRES

1. **Water Supply:** Project is located within the Vista Irrigation District. Existing waterlines in Buena Creek Road provide adequate fireflow to support on-site waterlines and hydrants to meet Fire Code minimum requirements in wildland areas.

Hydrants shall be located along fire access roadways as determined by the Vista Fire Marshal to meet operational needs, at intersections, at cul de sacs, and at intervals pursuant to the County Consolidated Fire Code. Required fireflow in water main is 2500 gallons per minute, with 1500 gallons per minute capability at individual hydrants."

#### **2. Fire Access Roads**

Location. A single on-site cul-de-sac road connects with Buena Creek Road, a County primary road.

Access to Multiple Evacuation Routes: Buena Creek Road is the point of two-way evacuation.

The length of the proposed private road is approximately 1190 feet measured from Buena Creek Road to the north end of the cul-de-sac, and is within the threshold limits of maximum dead-end based on one acre zoning (1320 feet).

Dead Ends: No driveways are proposed which would exceed 150 feet.

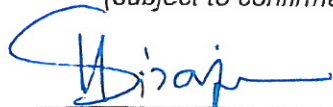
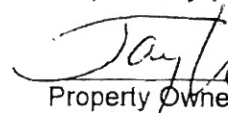
Width: *The private street serves as the fire access road, serves more than two single-family dwellings, and shall be a minimum 24' wide all-weather surface suitable for travel by 75,000 lb. fire apparatus.*

Vertical Clearance: *Minimum vertical clearance of 13 feet 6 inches must be maintained for the entire required width of the fire access road (the private street.)*

**Grade:** *Grades exceeding 15% shall not be permitted without mitigation.*

**Surface:** The driving surface shall meet the Vista Fire Protection District Fire Code requirements, and the County Private Road Standards. The roadway is designated "Fire Lane" for the entire length, and shall be posted NO PARKING – FIRE LANE to the satisfaction of the Vista Fire Marshal.

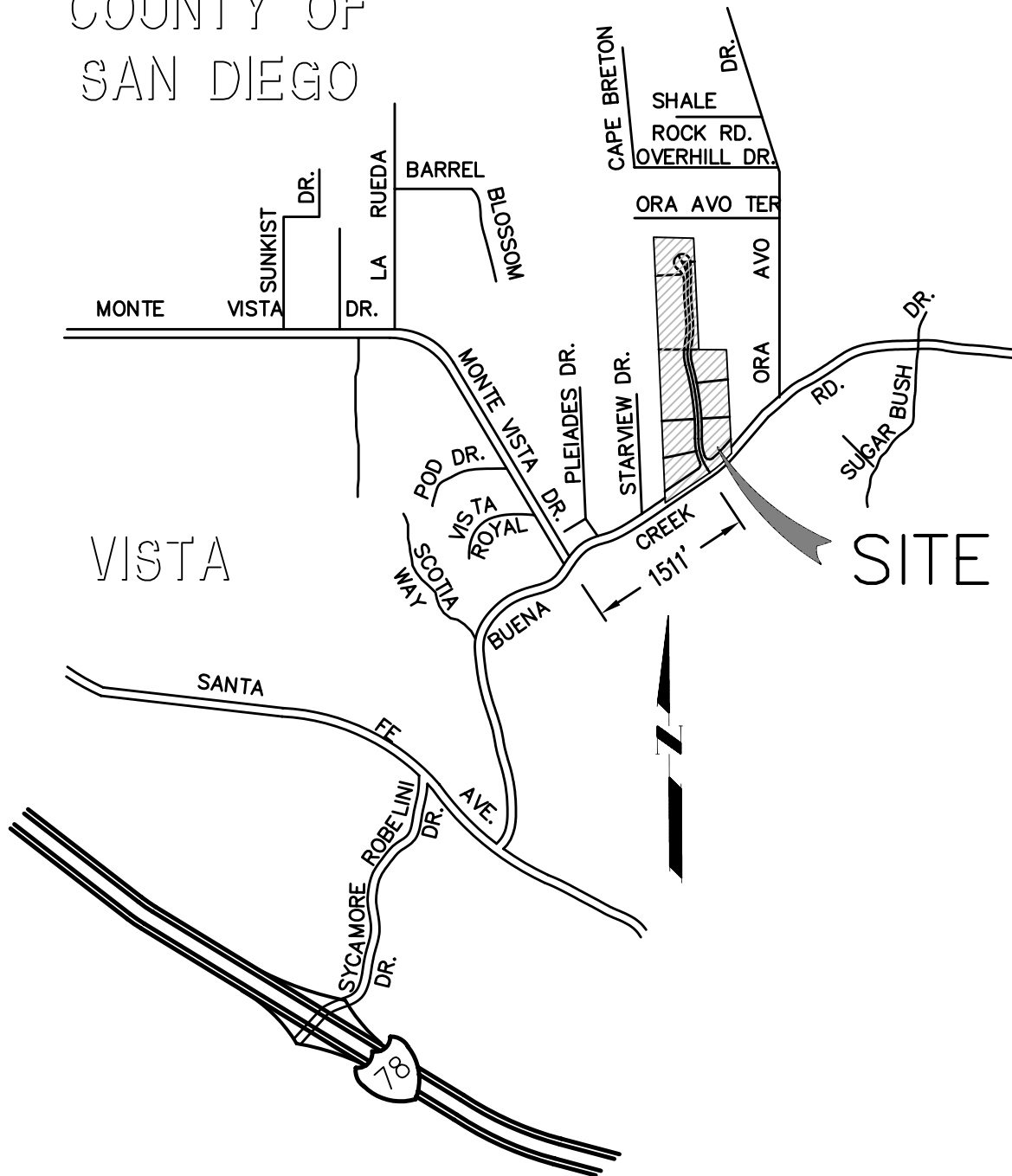
3. **Setback from Property Lines:** The minimum setback from any property line in State Responsibility Areas or wildland areas is 30 feet (even though Zoning Setback may be less). Exception allowed if parcels are smaller than one acre and same practical effect can be proven.
4. **Building Construction:** All structures shall comply with the ignition-resistive construction requirements: Wildland-Urban Interface areas of Chapter 7A of the County Building Code.
5. **Fire Protection Systems:** All habitable structures and attached garages shall have residential fire sprinklers per Vista Fire Protection District Fire Code and County Code requirements.
6. **Defensible Space:** A minimum 100-foot Fuel Management Zone will be established and maintained around all structures over 250 square feet in size. No off-site clearing is required or authorized.
7. **Vegetation Management:** Prescribed Defensible Space (fuel management zones) will be maintained by the property owners at least annually or more often as needed. Boundaries of fuel management zones will be clearly, permanently marked. Plants used in the Defensible Space will be from an approved fire resistant planting materials list that is maintained by County of San Diego, Department of Planning and Land Use.
8. **Fire Behavior Computer Modeling:** Based on preliminary evaluation by the County Fire Marshal, Computer Fire Behavior Modeling is not required for this FPP – Letter Report (subject to confirmation by the Vista Fire Protection District Fire Marshal).

	4/7/09	Maynuddin A. Sirajee	Project Engineer
Prepared By (Signature) <sup>1</sup>	Date	Printed Name	Title
	4-7-09	JAY	KAWANO
Property Owner (Signature) <sup>1</sup>	Date	Printed Name	

<sup>1</sup> The FPP – Letter Report will not be accepted without original signatures.

ESCONDIDO

COUNTY OF  
SAN DIEGO

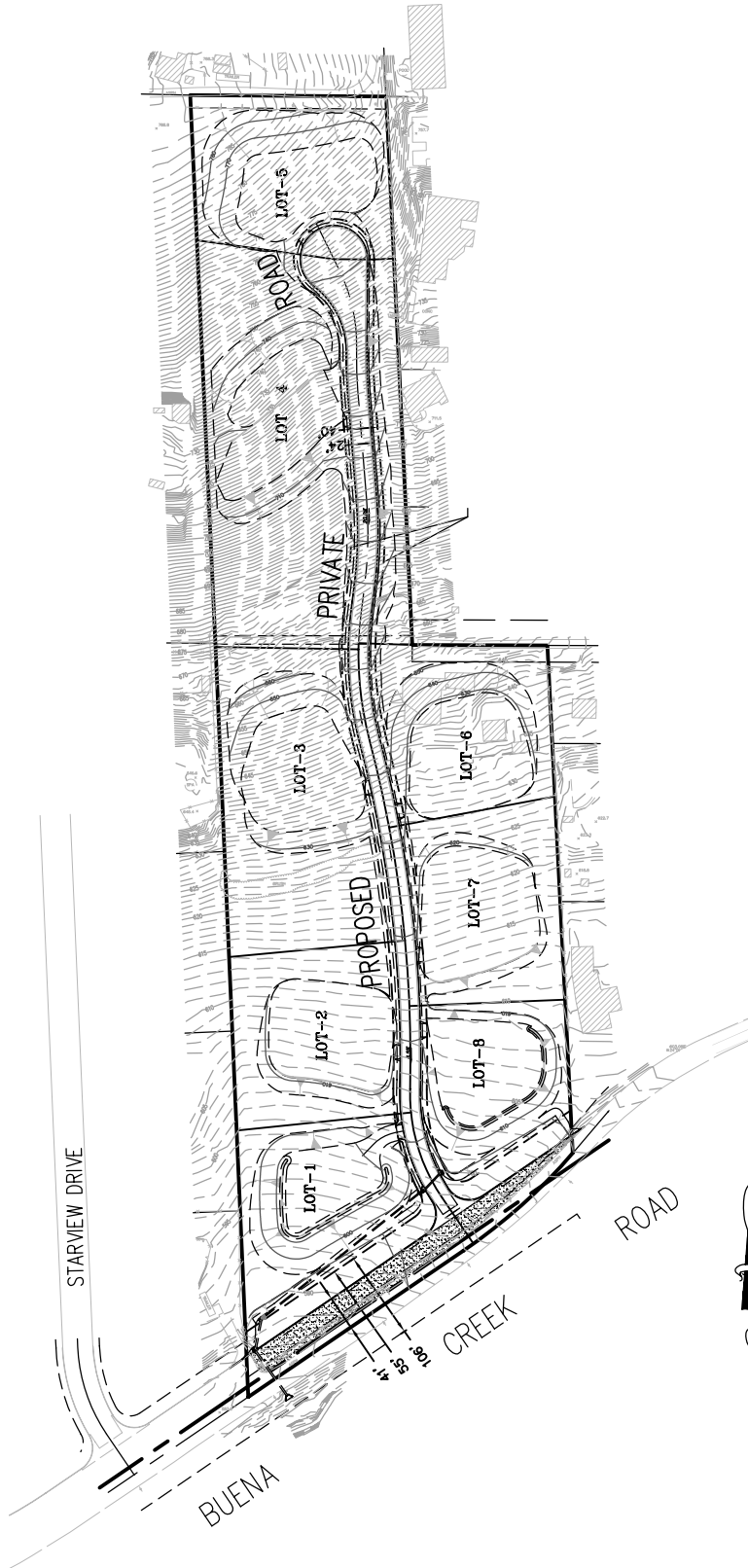


SITE

## PROJECT LOCATION MAP

NO SCALE

THOMAS BROS. PG 1108, E1



**SITE PLAN**  
TM 5401  
KAWANO SUBDIVISION  
COUNTY OF SAN DIEGO, CALIFORNIA  
SCALE: 1"=150'

**GRAPHIC SCALE**



1 inch = 150 ft.